

120.0

0005

0002.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

735,000 / 735,000

USE VALUE:

735,000 / 735,000

ASSESSED:

735,000 / 735,000


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
55		STONE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: BLACK WILLIAM & ARIEL	
Owner 2:	
Owner 3:	

Street 1: 55 STONE RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: DE FORGE ROBERT D--ETAL -

Owner 2: DE FORGE VIRGINIA M -

Street 1: 55 STONE RD

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 10,410 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1958, having primarily Wood Shingle Exterior and 1656 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	4	Rolling
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10410		Sq. Ft.	Site		0	70.	0.70	5									512,611						512,600	

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101							10410.000		221,600		800		512,600		735,000							
Total Card							0.239		221,600		800		512,600		735,000		Entered Lot Size					
Total Parcel							0.239		221,600		800		512,600		735,000		Total Land:					
Source: Market Adj Cost									Total Value per SQ unit /Card:		443.84		/Parcel: 443.8				Land Unit Type:					

PREVIOUS ASSESSMENT

Parcel ID								
120.0-0005-0002.0								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	101	FV	221,600	800	10,410.	512,600	735,000	735,000
2019	101	FV	200,300	0	10,410.	519,900	720,200	720,200
2018	101	FV	200,300	0	10,410.	388,100	588,400	588,400
2017	101	FV	200,300	0	10,410.	351,500	551,800	551,800
2016	101	FV	200,300	0	10,410.	336,900	537,200	537,200
2015	101	FV	180,600	0	10,410.	285,600	466,200	466,200
2014	101	FV	180,600	0	10,410.	271,000	451,600	451,600
2013	101	FV	180,600	0	10,410.	257,800	438,400	438,400

SALES INFORMATION

TAX DISTRICT									PAT ACCT.				
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes			
DE FORGE ROBERT	75705-580	1	9/24/2020			812,000	No	No					
	10362-601		9/19/1963				No	No	N				

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/14/2020	1267	Redo Kit	13,600	C				
6/13/1994	272	Manual	2,000				REPAIR PORCH	

ACTIVITY INFORMATION

Date	Result	By	Name
11/19/2020	SQ Mailed	MM	Mary M
10/30/2018	Meas/Inspect	BS	Barbara S
2/4/2009	Meas/Inspect	189	PATRIOT
4/22/2000	Inspected	263	PATRIOT
2/15/2000	Measured	268	PATRIOT
8/30/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type:	18 - Raised Ranch			Full Bath:	1	Rating:	Average	PDAS.											
Sty Ht:	1 - 1 Story			A Bath:		Rating:													
(Liv) Units:	1	Total: 1			3/4 Bath:		Rating:												
Foundation:	1 - Concrete			A 3QBth:		Rating:													
Frame:	1 - Wood			1/2 Bath:	1	Rating:	Average												
Prime Wall:	1 - Wood Shingle			A HBth:		Rating:													
Sec Wall:	4 - Vinyl	10%		OthrFix:	1	Rating:	Average												
Roof Struct:	1 - Gable			OTHER FEATURES															
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Fair	1st Res Grid Desc: Line 1 # Units: 1											
Color:	GREEN			A Kits:		Rating:		Level FY LR DR D K FR RR BR FB HB L O											
View / Desir:				Fpl:	2	Rating:	Average	Other											
GENERAL INFORMATION				WSFlue:		Rating:		Upper											
Grade: C - Average				CONDOS INFORMATION				Lvl 2											
Year Blt:	1958	Eff Yr Blt:						Lvl 1											
Alt LUC:		Alt %:						Lower											
Jurisdct:		Fact: .						Totals				RMS: 7	BRs: 3	Baths: 1	HB: 1				
Const Mod:																			
Lump Sum Adj:																			
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN							
Avg Ht/FL:	STD			Phys Cond:	AV - Average	31.	%	Exterior:	No Unit	RMS	BRS	FL							
Prim Int Wall:	1 - Drywall			Functional:			%	Interior:	1	7	3	1							
Sec Int Wall:				Economic:			%	Additions:											
Partition:	T - Typical			Special:			%	Kitchen:											
Prim Floors:	3 - Hardwood			Override:			%	Baths:											
Sec Floors:	4 - Carpet			Total:	31	%		Plumbing:											
Bsmnt Flr:	12 - Concrete			CALC SUMMARY				Electric:											
Subfloor:				Basic \$ / SQ:	95.00	COMPARABLE SALES				Heating:									
Bsmnt Gar:	1			Size Adj.:	1.35000002	Rate	Parcel ID	Typ	Date	Sale Price	General:								
Electric:	3	- Typical		Const Adj.:	0.99693000														
Insulation:	2	- Typical		Adj \$ / SQ:	127.856														
Int vs Ext:	S			Other Features:	83332														
Heat Fuel:	2	- Gas		Grade Factor:	1.00														
Heat Type:	1	- Forced H/Air		NBHD Inf:	1.00000000														
# Heat Sys:	1			NBHD Mod:															
% Heated:	100			LUC Factor:	1.00														
Solar HW:	NO			Adj Total:	321216														
% Com Wall:				Depreciation:	99577														
				Depreciated Total:	221639														
MOBILE HOME				WtAv\$/SQ:		AvRate:		Ind.Val:											
Make:																			
Model:																			
Serial #:																			
Year:																			
Color:																			
SPEC FEATURES/YARD ITEMS																			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
22	Wood Deck	D	Y	15X11	A	AV	2015		16.00	T	5	101			800		800		
PARCEL ID 120.0-0005-0002.0																			
More: N				Total Yard Items:				800				Total Special Features:				800			
Total:																800			
IMAGE																			
AssessPro Patriot Properties, Inc																			